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For Immediate Release



Nippon Residential Investment
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Notification of Loan

Nippon Residential Investment Corporation (NRI) announces its decision to borrow funds as detailed below.

1. Purpose of Loan

The funds shall be allocated to the purchase of real estate beneficiary interests in trust (Pacific Livew Chojyamaru, Pacific Livew Ginzahigashi, Pacific Livew Tamagawa, No. 6 Zelkova Mansion, Maison Korakuen and Relation Oji) and payment of the associated costs.

2. Details of Loan

(1) Lenders	The Mitsubishi Trust and Banking Corporation The Sumitomo Trust & Banking Co., Ltd. Mizuho Corporate Bank, Ltd. Aozora Bank, Ltd.
(2) Loan amount	10,000 million yen
(3) Interest rate	0.50497% (August 12, 2005 ~ August 31, 2005)
(4) Drawdown date	August 12, 2005
(5) Loan method	NRI concluded a loan agreement on August 10, 2005

with the lenders described in (1) above.

(6) Interest payment dates

The first payment shall be made on August 31, 2005 with the following payments on the last day of each third month thereafter (the banking day immediately preceding the last day of the month when the last day of the month is not a banking day). However, the final interest payment date shall be August 11, 2006.

(7) Principal repayment date

August 11, 2006

(8) Principal repayment method

Lump-sum repayment on the principal repayment date described in (7) above. However, early repayment is allowed.

(9) Collateral

Unsecured and non-guaranteed

Furthermore, the interest rate applicable from September 1, 2005 shall be announced at a later date, as soon as it is finalized.

- This document was distributed to the press clubs within the Tokyo Stock Exchange, Ministry of Land, Infrastructure and Transport and construction trade newspaper of the Ministry of Land, Infrastructure and Transport.
- Nippon Residential Investment Corporation's website is <http://www.nric.co.jp>

[Reference]

Outstanding Loans of NRI After Borrowing

	Before Borrowing	After Borrowing	Increase (Decrease)
(Unit: million yen)			
Short-term loans	0	10,000	10,000
Long-term loans	42,300	42,300	–
Investment corporation bonds	10,000	10,000	–
Total interest-bearing debt	52,300	62,300	10,000
(Unit: %)			
Interest-bearing debt ratio	38.7	42.9	4.2

Note 1) $\text{Interest-bearing debt ratio} = \frac{\text{Total interest-bearing debt}}{\text{Total interest-bearing debt} + \text{unitholders' capital}} \times 100\%$

The interest-bearing debt ratio is rounded to one decimal place.

Note 2) Calculations use 82,936 million yen for unitholders' capital, which is the unitholders' capital as of August 11, 2005.